OFFICE SPACE, ITS USE AND DISTRIBUTION

COMMERCIAL DEVELOPMENT IN EDMONTON, 1983 REPORT NO. 2

Edmonton

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REPORT NO. 2

City of Edmonton
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EXECUTIVE SUMMARY

This report is part of an ongoing study entitled Commercial Development in Edmonton. Summarizing key information from a complete inventory of office floorspace for the city (based on 1983 Government and Business Assessment information), the report presents an overview of Edmonton's office structure. It describes among other things, the major users of privately-owned office space and their distribution at various defined locations. Included also is an inventory of government owned office space.

The three levels of government (Municipal, Provincial and Federal) occupy a total of 38% of privately-owned office space in Edmonton; the Provincial Government is the largest office space user of the three. Business services and financial, insurance and real estate (F.I.R.) businesses account for 24% and 17% of occupied office space respectively. Other major users of office space include private medical and social welfare organizations, transportation, storage, communications and utility companies (T.S.C.U.) as well as energy related businesses.

Although 51% of all occupied office space is located in the Downtown, it is interesting to note 70% of all government office space is located in the Downtown, while only 41% of office space occupied by the private sector is located there.

The distribution pattern of office use shows that significant amounts of occupied office space are located on commercial strips and in industrial areas. The 23 commercial strips throughout the city accommodate 23% of all occupied office space. The major users of office space on commercial strips are: F.I.R. (24%), government (23%) and business services (21%). Combined, the four major Industrial Outline Plan Areas (Northwest, Northeast, Southeast and South) account for 12% of occupied office floorspace. Major office users in these areas are: business services (44%), construction companies (14%) and F.I.R. (13%).

The city's 22 shopping centres and five commercial highway areas in the city account for only 7.5% of occupied office space.

The Central District, as expected, accounts for the greatest percentage of occupied office floorspace (65%) followed by the West and Southeast Districts with 11% each. The two Northern Districts have the least amount of occupied office space.

The report findings provide important background data for the review of objectives and policies in the General Municipal plan and other planning documents that deal with the distribution of future office development. This data should also prove useful to investors and developers, government agencies and other researchers. It is intended that this information will be updated annually to allow the examination of trends in the use and distribution of office space.

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CHAPTER 1 INTRODUCTION

1.1 Purpose of the Report

This report summarizes briefly the purpose, the methodology, and highlights of the recently completed office inventory, thereby providing an overview of the city's office activity.

The inventory provides, for the first time, clear and comprehensive data on the distribution, size and type of offices which are occupied throughout the City of Edmonton. The inventory results will provide the department and the City Administration with a data base from which to draw on for a variety of questions on the spatial distribution of office users. Specifically the inventory results are intended to serve as background data in analyzing a number of planning issues or concerns such as office centralization versus decentralization and the perceived intrusion of commercial development in industrial areas.

The office inventory together with the completed retail inventory and the proposed service inventory should provide an overview of commercial activity in the City of Edmonton. The inventories and reports are part of a two-phase study of commercial activity in Edmonton. (A description of the commercial study is provided in Appendix I.)

It is intended that these inventories will be updated periodically in order to establish trends of commercial development in Edmonton.

1.2 Data Source and Organization

Information regarding office floorspace which is occupied by the private sector was obtained from business assessment files maintained by the City's Assessment Department. Information pertaining to the amount of office floorspace occupied by the three levels of government was obtained upon request from their various space administrators.

1.2.1 Business Assessment Data

The business assessment data used in the office inventory reflects office space occupancy as it was June 1st, 1983. The Assessment Department assigns all businesses one of 167 Economic Industrial Codes (EIC). The EICs are used by the Assessment Department solely for the purpose of levying business taxes. It should be noted that these EICs have undergone considerable change since the retail inventory was undertaken. In 1982 the Assessment Department worked with 544 EICs. These were abandoned in favour of the 167 EICs now used.

Space occupied by businesses is coded by space type. The Assessment Department uses 25 space types. Any given business may be listed as occupying between one and ten different types of space. Examples of some space types include: lobby, retail, office, storage, land, etc.

Business premise addresses are given in the data files, as are the work areas in which they are located. The work areas, as with the EICs, were created solely for the purpose of business assessment. Work areas which are based on number of businesses, are used in allocating responsibilities to the assessors.

1.2.2 Government Data

Upon our request, all levels of government supplied this Department with their inventories. The following summarizes briefly the definitions and dates of the inventories:

Federal Government: The inventory includes Public Works Canada (PWC) and Non-Public Works Canada administered space (i.e. CBC, RCMP, DND). All information is based on what was on hand May 1983. Federal office floorspace is measured in terms of net leasable space. A conversion formula (net leasable space x .9) was used to convert the data into "usable space".(1)

Provincial Government: The inventory includes office space administered by the Provincial Department of Public Works, as well as office space occupied by Alberta Government Telephone, Alberta Home Mortgage Corporation, Alberta Housing Corporation and Alberta Treasury Branch. Inventory information is based on what was on hand April 1983. Provincial office floorspace is measured in terms of "usable space".

Municipal Government: The inventory includes office space managed by the Real Estate and Housing Department. The inventory does not include space occupied by specialized City organizations or services. Examples of space not included are: the Landlord and Tenant Advisory Board, Credit Unions, Greater Edmonton Foundation, A.U.M.A., Edmonton Housing Authority, Edmonton Convention Centre, Health clinics, firehalls, integrated service complexes, public works yard spaces, libraries, ambulance, recreation facilities and portions of utility companies. Inventory information is based on what was on hand March 1983. Municipal office floorspace is measured in terms of net leasable space. A conversion formula (net leasable space x .9) was used to convert the data into "usable space".

1.2.3 Data Reorganization

Inventory information received from the three levels of government was reorganized manually and is presented simply as: federal, provincial or municipal office floorspace. All office space is regarded as primary office space (explained later) presented in usable square metres.

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(1) "Usable space" is defined as the actual occupiable area of a floor or an office suite. This space is of interest to tenants in evaluating office floorspace for the allocation of personnel and furniture.

COBOL programming was used to retrieve the data from the Assessment Department data base and to produce a Master Copy of the office data. SPSS statistical programs allowed for further analysis.

Businesses occupying office space were grouped into 10 business groups based on EIC designation. In some cases, the business groups, as illustrated in Table 1, are made up of several business categories thereby providing a greater level of detail. Although all information is available at both levels of detail, the broader level of business groups is referred to most often in this report. The decisions as to which EICs to group together was based primarily on the definitions of the Standard Industrial Codes. In order to be exhaustive in our research it was assumed that any type of business, even restaurants, for example, might occupy office floorspace. Only space related directly to the function of office activities was included and should therefore be regarded as usable office space.

Table 1

DATA ORGANIZATIONAL CHART*

BUSINESS GROUPS:		BUSINESS CATEGORIES:	
1.	F.I.R.	(1)	Financial
		(2)	Insurance
		(3)	Real Estate
2.	Business Services	(4)	Professional Business Services
		(5)	Non-Professional Business Services
3.	Health and Welfare	(6)	Professional Medical
		(7)	Non-Professional Medical
		(8)	Education/Social Services
4.	Agriculture	(9)	Agriculture
5.	Natural Resource Extraction	(10)	Natural Resource Extraction
6.	Transportation, Storage, Communications, Utilities (T.S.C.U.)	(11)	Transportation, Storage Communications, Utilities (T.S.C.U.)
7.	Construction	(12)	Construction
8.	Manufacturing/Wholesaling	(13)	Manufacturing/Wholesaling
9.	Retail	(14)	Retail
10.	Other Services	(15)	Specialty Services
		(16)	Personal Services
		(17)	Accommodation Services
		(18)	Food Services
		(19)	Recreation/Entertainment

(*Please refer to Appendix 2 for more details.)

In order to analyze the spatial distribution of occupied floorspace, all information was aggregated to a variety of locational and hierarchical levels, (Table 2). The locational definitions generally conform with those under the General Municipal Plan (referred to hereafter as GMP). To facilitate an examination of the degree of office decentralization, the data was also organized to show floorspace distribution in both the Downtown(2) and

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(2) The term "Downtown" is used in this report to refer to the geographic area delimited by the boundaries of the Downtown Area Redevelopment Plan.

the non-downtown areas. Finally, to assist the District Planning Program, an attempt has been made to regroup the data into six planning districts. However, as the district boundaries are not meaningful boundaries for analytical purposes, the data is only reported here without much detailed description. Two points should be noted. The reorganization of the data from work areas to districts could only approximate district boundaries. Second, in the case of commercial strips, only businesses fronting onto the strips could be measured. Appendix 3 defines more accurately the boundaries and definitions of all levels of aggregation.

Table 2

LEVELS OF AGGREGATION*

City-Wide

Downtown/Non-Downtown

Six Planning Districts

22 Shopping Centres

23 Commercial Strips

5 Highway Commercial Areas

4 Industrial Areas

Unallocated Office Space

(*Please refer to Appendix 3 for more details)

All office floorspace occupied by the private sector was categorized into three groups, based on intensity of use, as follows:

Primary: Where office floorspace equals 66% or more of the entire floorspace occupied by a business.

Secondary: Where office floorspace is less than 66%, but greater than 33% of the entire floorspace occupied by a business.

Ancillary: Where office floorspace is equal to or less than 33% of the entire floorspace occupied by a business.

This was done for several reasons. Firstly, it is intended that the information on primary office space resulting from this inventory be presented in a form comparable to private sector research. Secondly, measuring secondary office space particularly in industrial areas will provide information relevant to issues concerning the intrusion of commercial activities into industrial areas. Ancillary office space is simply a residual amount of office space which illustrates that, in terms of space, the office function is a minor function for some businesses and industries.

1.3 Limitations of the Inventory

There are certain factors which limit the inventory. These are noted briefly below:

1. The decision on how to classify the type of business and type of space occupied by a business is made by the Assessment Department. Therefore the designations are not always perfectly suited to the objectives of this inventory.

2. Although the use of the computer to manipulate data proved to be both efficient and accurate, there remain some limitations, at present, to the computer based data:
   - District boundaries could only be approximated.
   - In the case of commercial strips, only businesses fronting onto the strips could be measured.
   - Only districts, strips, shopping centres, etc. identified in the inventory design were inventoried. No method has yet been developed in which smaller unidentified clusters could be identified by the computer. The list of shopping centres and commercial strips used for this inventory is based on the GMP. It

is intended that this list be expanded for future inventories.

3. The inventory accounts only for office space which is occupied. No attempt has been made at this time to identify and compute the available amount of vacant office space. Data is neither readily available nor properly standardized to undertake the necessary survey. However, the data base and methodological approach to determine vacant office space will be investigated as part of the next phase of the study, subject to staff, budget and other resource considerations.

4. The data base does not allow us to determine the quality of office space, as is done in private office space inventories.

CHAPTER 2 FINDINGS

2.1 A Profile of the Office Sector

A total of 2,510,327 m^2 of office space were occupied throughout the City of Edmonton. Of this, 1,395,647 m^2 or 56% is primary office space, while 148,290 m^2 (6%) and 966,390 m^2 (38%) is secondary and ancillary office space respectively.

Primary office space as defined in this study includes only usable office space where office floorspace is equal to or greater than 60% of the entire floorspace occupied by a business. This is a different definition and form of measurement than used by the private sector. However it is intended to represent as closely as possible space measured by the private sector. A major difference is that the Real Estate companies measure total office development whether vacant or leased while this office inventory includes only leased or occupied office space. Yet, it is interesting to attempt to compare statistics. Macauley Nicolls Maitland and Co. Ltd. reported in December 1982, a total of 1,430,359 m^2 of available office space city-wide. Taking into account the reported vacancy rates approximately 1,223,000 m^2 would therefore be occupied. As Table 3 illustrates the results of this office inventory are somewhat different, particularly the figures for the non-downtown area.

The differences in the data gathering methods should also be considered since they will produce some variations in the results. A factor to take into account is that Macauley Nicolls Maitland and Co. do not survey any office buildings which are smaller than 1,000 square metres. This explains the variations in the non-downtown results, where there is a greater number of small offices. Furthermore the downtown boundaries used by Macauley Nicolls Maitland and Co. are slightly different from the Downtown ARP boundaries used for this inventory.

Table 3

A COMPARISON OF PRIVATE SECTOR SURVEY RESULTS AND THIS STUDY'S INVENTORY RESULTS (SQUARE METRES)

	1 Total Office Space	2 Vacancy Rate	3 Occupied Office Space	4 Occupied Primary Office Space
Downtown	963,444	X 14.2/15.0% =	826,119	697,839
Non-Downtown	466,915	X 15%	396,878	697,808
TOTAL	1,430,359		1,222,897	1,395,647

Source:
1 Edmonton Downtown Office Survey December 31, 1982. Edmonton Peripheral Office Space Survey June 1, 1982, Macauley Nicolls Maitland and Co. Ltd.

2 Same as above, Downtown vacancy rate: Class A & B 14.2%, Class C 15.0%, Non-downtown vacancy rate: 15.0%.

3 Leased or occupied office space, based on the above.

4 Occupied Primary Office Space as measured by the office inventory.

Combined, the three levels of government in early 1983 occupied nearly 700,000 m^2 of office space throughout Edmonton (Table 4). Of this, approximately 420,000 m^2 are leased from the private sector. Clearly government is the largest office user in Edmonton, occupying 30% of all primary office floorspace.

While the total amount of space occupied by government reflects their presence within the city in terms of employment, it is the amount of office space they lease which is important in terms of the private office market.

Of the three levels of government, the Provincial Government occupies and leases the greatest percentage of office space. The Municipal Government occupies less space than

either the Provincial or the Federal Government. However, the Municipal Government leases more private office space than the Federal Government because it has a higher lease/own ratio.

Whether or not government is the major office user in other Canadian cities could not be determined as our literature search did not provide us with comparable figures. However, the fact that Edmonton serves as the province's capital city, no doubt accounts for the significant amount of provincial office space. The predominance of the Federal Government would appear to reflect Edmonton's role as a Federal Regional Centre for Northwestern Canada.

Table 4

GOVERNMENT OFFICE FLOORSPACE*
(SQUARE METRES)

Level of	Total		Owned		Leased	
Government	Edmonton	Downtown	Edmonton	Downtown	Edmonton	Downtown
[1]Federal	93,972	59,365	58,957	31,619	35,015	27,746
[2]Provincial	493,495	352,759	173,392	134,155	320,103	218,604
[3]Municipal	85,201	70,381	21,932	21,932	63,269	48,449
	672,668	482,505	254,281	187,706	418,387	294,799

Source: 1 Western Region, Public Works Canada, Government of Canada, May 1983

2 Accommodations Services Division, Housing and Public Works, Government of Alberta, April 1983. This includes Alberta Government Telephones.

3 Accommodation and Services Branch, Real Estate and Housing, City of Edmonton, March 1983. This includes Edmonton Telephones.

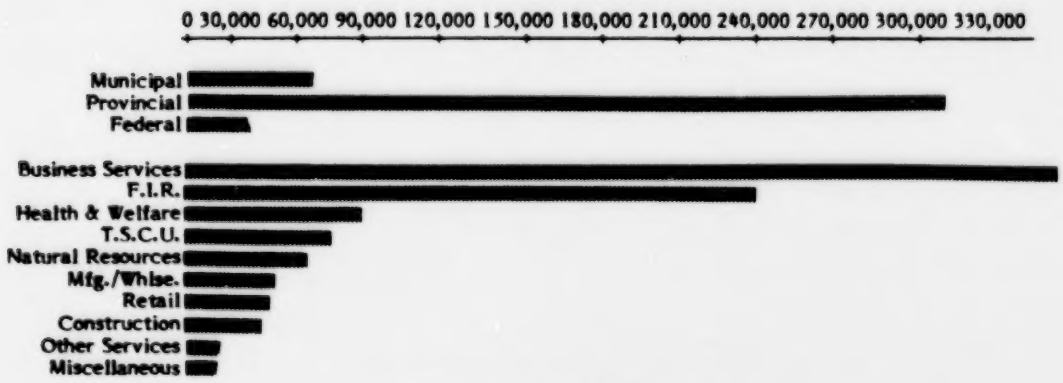
(*Please refer to Appendix 5 and 6 for more details)

The largest private sector primary office space user is the Business Services group which accounts for 25% of occupied space, followed by the F.I.R. business group (17%). Within the F.I.R. business group, financial institutions represent the greatest proportion indicating the strong presence of the banks and trust companies in this city. Health and Welfare, T.S.C.U., and Natural Resource business groups are also major users of primary office space. (Please note that all references to business groups in this document are capitalized because they represent specific types of businesses as defined in Appendix 2.)

The city-wide results of secondary and ancillary office space are listed in Appendix 4. Secondary and ancillary office space is not given a detailed description here at the city-wide level. As was stated earlier, secondary and ancillary space is applicable most specifically to concerns about activity in industrial areas. Discussion of this is found in a later section.

Figure 1

CITY-WIDE SUMMARY OF PRIMARY OFFICE SPACE USERS (m^2)*



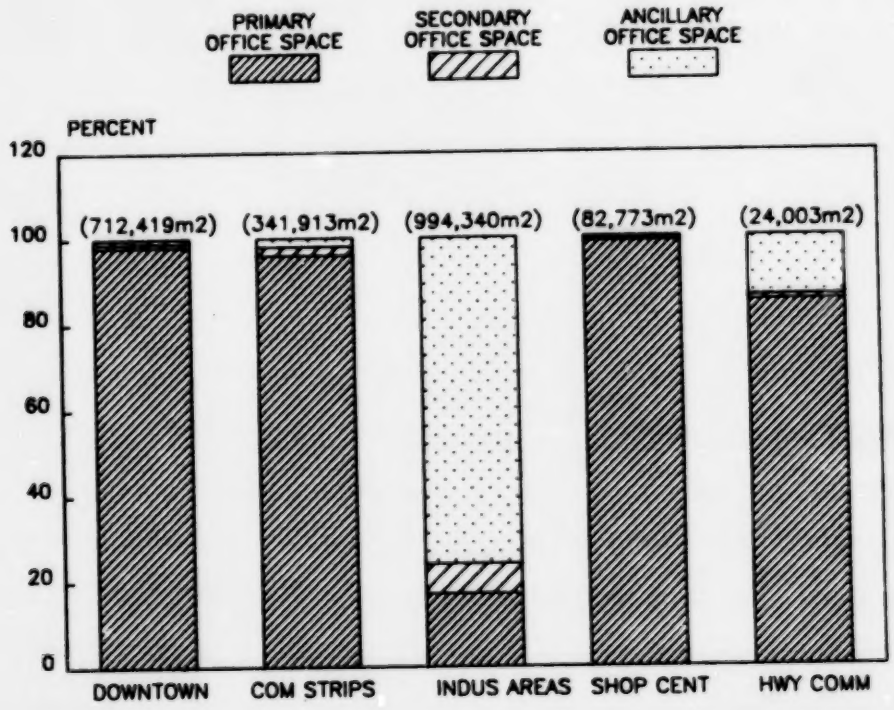
(*please refer to Appendix 4 for more details)

2.2 An Overview of the Distribution of Occupied Office Space by Location and Hierarchy

In terms of measuring total occupied office space (primary, secondary and ancillary) the results are as illustrated in Figure 2. At first glance it is surprising to see the large amount of office space occupied in industrial areas compared with the Downtown and commercial strips for example. However a further observation of the breakdown of primary, secondary and ancillary office space in industrial areas reveals that the majority of office space (83%) is ancillary and secondary space, while in the Downtown and on the commercial strips the majority of office space is primary office space.

Figure 2

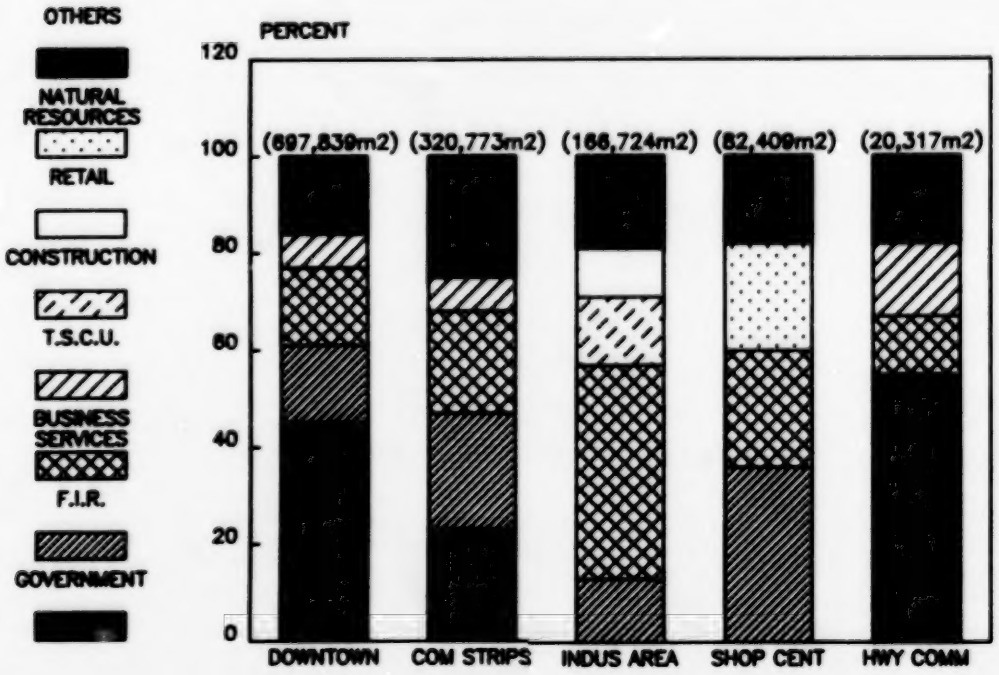
DISTRIBUTION OF OFFICE SPACE BY SPACE TYPE



Examining occupied primary office space in isolation reveals that 50% is concentrated in the Downtown area, while 22% is on the 23 commercial strips (Map 1), 12% is in the four industrial areas (Map 3), 6% is in the 22 shopping centres (Map 2) and 1.5% is in the five highway commercial areas. The remaining 7.5% of occupied primary office space is therefore located in unallocated areas. Figure 3 illustrates who the major users of primary office space are at various locations.

Figure 3

MAJOR USERS OF PRIMARY OFFICE SPACE BY LOCATION



As is illustrated (Figure 3), the Business Service and F.I.R. business groups are prominent at all locations. The three levels of government are major users of primary office space in the Downtown, on commercial strips and highway commercial areas, but not in industrial areas or shopping centres, as is the case with the T.S.C.U. business group. The industrial areas are unique in that retail and construction businesses are major users of primary office space.

2.3 Downtown

712,419 m^2 or 98% of all occupied office space is located within the Downtown area (as defined by the Downtown Area Redevelopment Plan (ARP) boundaries). Of this space 98% (697,839 m^2) is primary office space. In terms of primary office space the prominence of Downtown as the major office centre is more evident with 50% of total occupied primary office space. In comparison the second most concentrated location of occupied primary office space is the Northwest Industrial Area which accommodates 6% of primary office space.

The three levels of government combined, occupying 42% of all primary office space in the Downtown, are the major office users. The breakdown of primary office space users in the Downtown reflects to some extent the city-wide breakdown, Business Services accounting for 18%, F.I.R. 17%, T.S.C.U. 8% and Natural Resources 6%. The Health and Welfare, and Construction business groups are less prominent in Downtown than at the city-wide level. (Table 5).

The three levels of government as well as the F.I.R., T.S.C.U. and Natural Resource business groups are major Downtown primary office space users not only because they are major users overall, but also because they appear to favour the centralized location. On the average the three levels of government for example, occupy approximately 70% of their primary office space in Downtown, as do the T.S.C.U. and Natural Resource business groups. 50% of space occupied by the F.I.R. business group is located in the Downtown. The other business groups, including Business Services, occupy a greater percentage of their primary office space outside the Downtown.

Table 5

MAJOR DOWNTOWN PRIMARY OFFICE SPACE USERS

Primary Office Space Users	Occupied m^2	% of Dtn Primary Occupied Office Space	Dtn Primary Office Space As A % of Total Primary Office Space
Municipal Government	48,449	7%	77%
Provincial Government	218,604	31%	68%
Federal Government	27,746	4%	79%
Business Services	122,440	18%	35%
F.I.R.	118,680	17%	50%
T.S.C.U.	55,560	8%	72%
Natural Resources	39,610	6%	77%

Within Downtown 25% of all occupied primary office space is located on Jasper Avenue. The breakdown on Jasper Avenue is slightly different than the city-wide or Downtown breakdown. On Jasper Avenue the F.I.R. business group is the largest primary office space user. Government is less prominent on this strip. The Municipal Government's office space is located around City Hall, while the concentration of Provincial and Federal office space is in the southwest corner of Downtown, often referred to as Government Centre.

2.4 Commercial Strips

320,773 m^2 or 23% of all occupied primary office space is located on the 23 commercial strips which were measured throughout the city. (See Appendix 7 for details). The F.I.R. businesses are prominent on commercial strips. They account for 24% of occupied primary office space on these strips. Government accounts for 23% of primary office space, while Business Services account for 21%, Health and Welfare 9%, T.S.C.U. 7% and Retailers 7% of primary office space on these strips.

These groups display commercial location preferences, by making decisions on whether to locate in shopping centres, on commercial strips or highway commercial areas, in industrial areas or simply to locate in unspecified or unallocated areas.(3) Based on distribution patterns observed from the office inventory results, in terms of primary office floorspace, 35% of F.I.R., Health and Welfare, T.S.C.U. and Other Service businesses choose to locate on commercial strips.

Jasper Avenue between 97 Street and 109 Street accounts for 55% of the primary office space found on all 23 commercial strips. The breakdown on Jasper Avenue is similar to the breakdown of most commercial strips, with the exception of the Health and Welfare business group which plays a smaller role on this strip. Jasper Avenue has the largest average size of primary offices at 422 m^2, in a range of 20 m^2 to 11,400 m^2.

Commercial uses include retail, office and service uses. While some commercial strips are characterized by a high percentage of retail activity, other strips are dominated by

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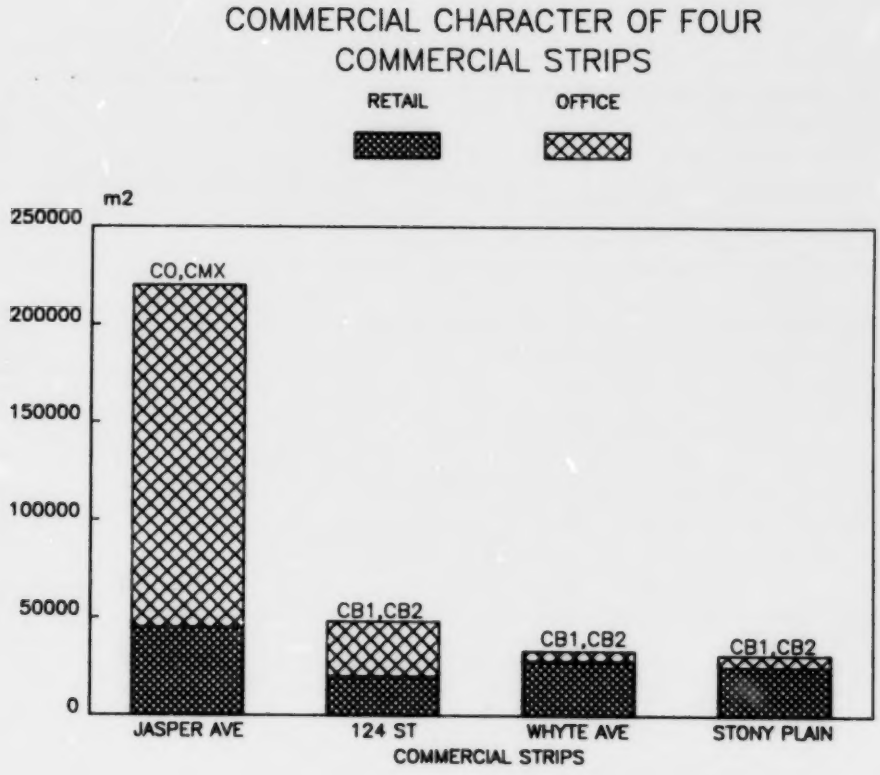
(3) Unspecified or unallocated is defined for the purposes of this study as offices located in areas other than commercial strips, shopping centres, highway commercial areas or industrial areas.

office activity. In comparing the results of the retail inventory and the office inventory, it is evident that the largest percentage of commercial space on Jasper Avenue between 97 Street and 109 Street, 109 Street and 124 Street as well as commercial space on 124 Street is used as office space. Whyte Avenue and Stony Plain Road, between 149 Street and 170 Street on the other hand, have a higher percentage of space used for retailing activity than for office activity.

The type of land use districting and therefore the allowable Floor Area Ratio on Jasper Avenue explains to some extent the high ratio of office space on this strip. However, in the case of 124 Street, Stony Plain Road and Whyte Avenue, the land use districting is similar and therefore does not explain why one is characterized by office activity while the other is characterized by retail activity. The proximity of 124 Street to Downtown likely explains the high percentage of office activity on that strip, which is a western extension of Downtown, as is Jasper Avenue between 109 and 124 Street. (Figure 4).

9% of secondary office space and 1% of ancillary office space is located on commercial strips. The majority of this space is occupied by retailers, as would be expected.

Figure 4



CO = Commercial Office District, medium intensity office development

CMX = Commercial Mixed Use District, developments involving a of mixture of commercial use classes

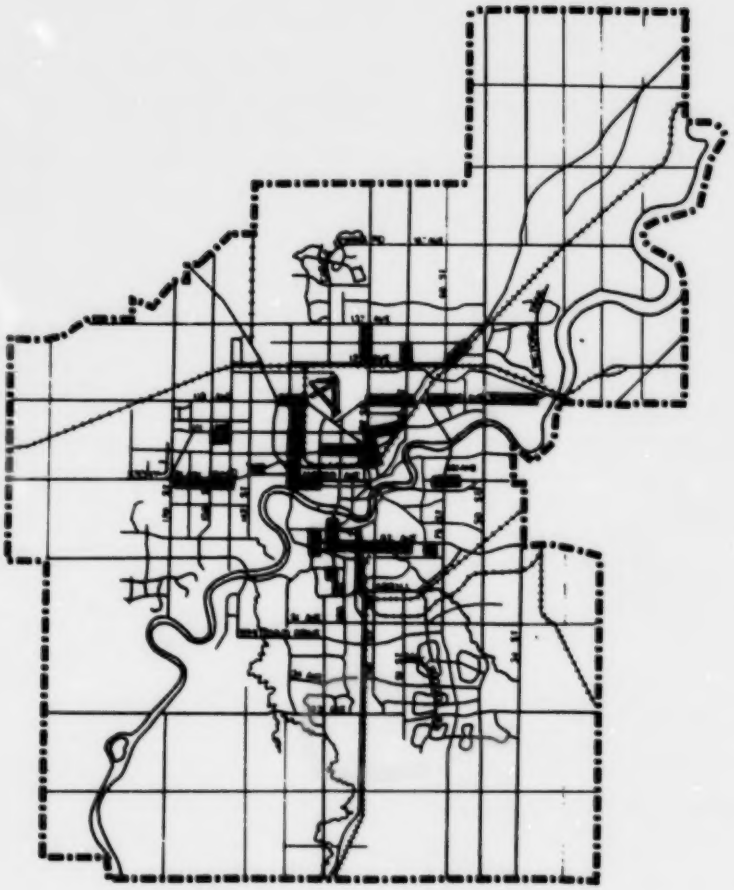
CB1 = Low Intensity Business District, low intensity commercial,office and service uses

CB2 = General Business District, Businesses which require large sites and a location with good visibility and accessibility

Source: Edmonton Land Use Bylaw 5996, Office Consolidation No. 4 March, 1982

MAP 1

COMMERCIAL STRIPS IN EDMONTON



SOURCE: Edmonton General Municipal Plan, Vol. 2

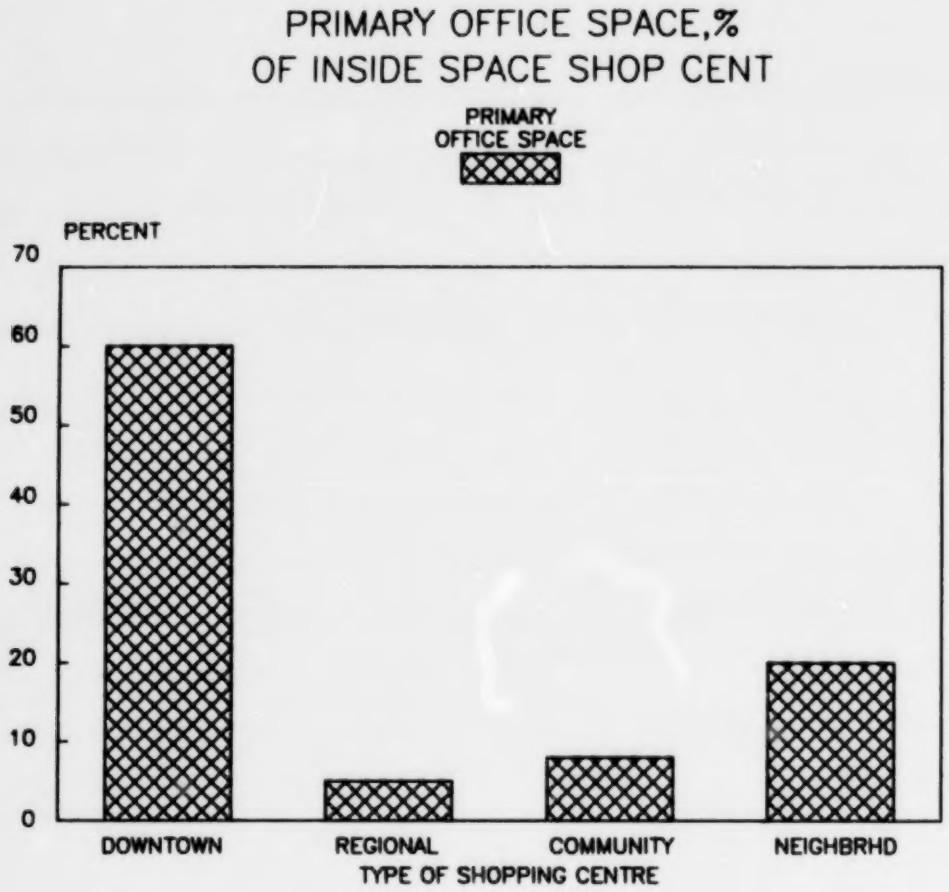
2.5 Shopping Centres

6% of all primary office space is occupied in the 22 shopping centres located throughout the city. Shopping centres are traditionally retail centres, not necessarily integrated with offices and therefore the low percentage of office space is not surprising. The 6% is in fact distorted by the fact that 65% of the 6% is in the two downtown shopping centres. 52,007 m^2 of the 82,409 m^2 of primary office space, are in Edmonton Centre and McCauley Plaza.

In the two downtown shopping centres, the following business groups occupy primary office space: Natural Resources 32%, F.I.R. 30% and Business Services 25% of which the majority are Professional Business Services. In shopping centres outside the Downtown the breakdown of primary office users is slightly different, as follows: F.I.R. 46%, of which financial institutions are the majority, Health and Welfare 22% and Business Services 21%.

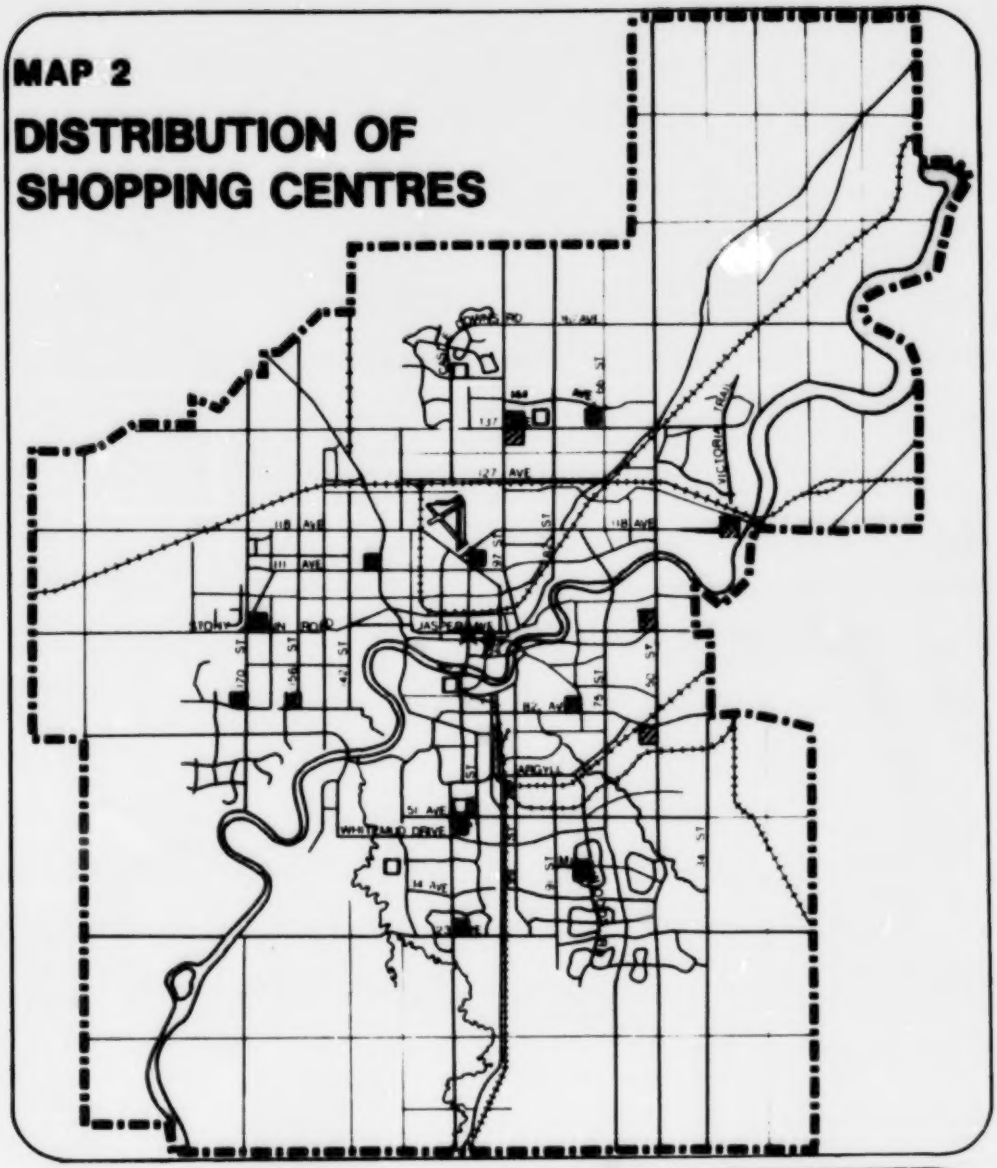
The amount of primary office space occupied in shopping centres was compared with the the total amount of space occupied in shopping centres. In the two downtown shopping centres primary office space equals about 60% of total inside space which is occupied, which is not surprising as they are in fact commercial office complexes. Figure 5 illustrates primary office space as a percentage of total inside space in the various shopping centres by hierarchy. It suggests that, excluding downtown shopping centres, the smaller the shopping centre, the greater the percentage of office activity or that the smaller shopping centres are more like commercial centres providing a variety of services to the neighbourhood than the large shopping centres which concentrate on retailing (refer to Appendix 8 for more details).

Figure 5


PRIMARY OFFICE SPACE,%
OF INSIDE SPACE SHOP CENT
PRIMARY
OFFICE SPACE
PERCENT
70
60
50
40
30
20
10
0
DOWNTOWN
REGIONAL
COMMUNITY
NEIGHBRHD
TYPE OF SHOPPING CENTRE

MAP 2

DISTRIBUTION OF SHOPPING CENTRES



SHOPPING CENTRES:

- Regional Shopping Centres
- Community Shopping Centres
- Neighborhood Shopping Centres
- Downtown Shopping Centres

N

2.6 Highway Commercial Areas

1.5%, a marginal percentage and amount of the city's occupied primary office space is located in highway commercial areas. Of the five highway commercial areas (see Appendix 9 for details), Calgary Trail accounts for 53% of the 1.5% of occupied primary office space, while Highway 16 accounts for 35% and Fort Road 12%. Yellowhead Trail East and West have negligible amounts of office space.

Primary office space users in these areas are as follows: Government 55%, T.S.C.U. 15%, and Business Services 12%.

The fact that these areas appear to attract or accommodate a small amount of office space users is in keeping with the intent for highway commercial areas as outlined in the General Municipal Plan. The related policy states that developments with total leasable office floor space exceeding 60% of the site area are prohibited.

2.7 Industrial Areas

166,724 m^2 or 12% of total occupied primary office space, 48% of secondary office space and 78% of ancillary office space is occupied in the four industrial areas measured by the office inventory. (See Appendix 10 for more details).

Combined, the four industrial areas (the Northwest, Southeast, South and Northeast Industrial Outline Plan Areas) accommodate about ¼ the amount of occupied primary office found in the downtown. The following are the users of primary office space in industrial areas: Business Services 44%, Construction 14%, F.I.R. 13%, Retailers 10% and Manufacturers/Wholesalers 6%.

Business Services and the F.I.R. business groups, who do not have a direct functional link to industrial activities, occupy significant amounts of primary office space in these areas. In fact, 21% of all Business Services occupying primary office space are located in industrial areas, compared with the 35% which are located in the Downtown. Without further research it is not clear whether the Business Services locate in industrial areas because their clients are in these areas or because they find that they can operate adequately from a location which offers them presumably, cheaper rents.(4) 9% of all F.I.R. primary office space is occupied in industrial areas, compared with the 51% located in the Downtown. It would appear that these businesses are providing services to the industrial businesses and are catering to the needs/requirements of the employees of the area.

---

(4) According to Macauley Nicolls Maitland and Co., July, 1983, rates in industrial areas are $4.50-$5.00 triple net in comparison with downtown rates of $9.00-$12.00 and non-downtown rates of $6.00-$9.00.

The construction industry as a whole occupies very little primary office space (3%), however, the majority or 58% of construction related primary offices are occupied in industrial areas. Retailers occupy only 3% of total occupied primary office space as well. Manufacturers/wholesaler, also occupy a minimal 3% of total primary office space. It is probable that many of the administrative and office functions of these business groups takes place in their secondary and ancillary office space. Manufacturers/wholesalers and Retailers in particular occupy considerable amounts of ancillary office space. (Appendix 4).

48% of secondary office space is located in the four major industrial areas. This suggests that a great deal of mixed uses per building or development occurs in industrial areas. The major users of secondary office space in these areas are as follows: Construction 32%, Retailers 22%, and Manufacturers/Wholesalers 17%. Secondary office space occurs most frequently in conjunction with storage space and shop space. Retailers for example appear to operate in industrial areas with large amounts of space which serve as storage, and smaller amounts of space which serve as offices and also retail outlets.

As might be expected, a high proportion, 78% of occupied ancillary office space is located in the four industrial areas. The major users of ancillary office space are as follows: Manufacturers/Wholesalers 82%, Retailers 8% and Construction businesses 3%. As in the case of secondary office space, ancillary office space occurs most often in conjunction with storage and shop space.

50% of all primary office space occupied in the four industrial areas is located in the Northwest Industrial Outline Plan Area, 31% in the Southeast Industrial Outline Plan Area, 14% in the South Industrial Outline Plan Area and 4% in the Northeast Industrial Outline Plan.

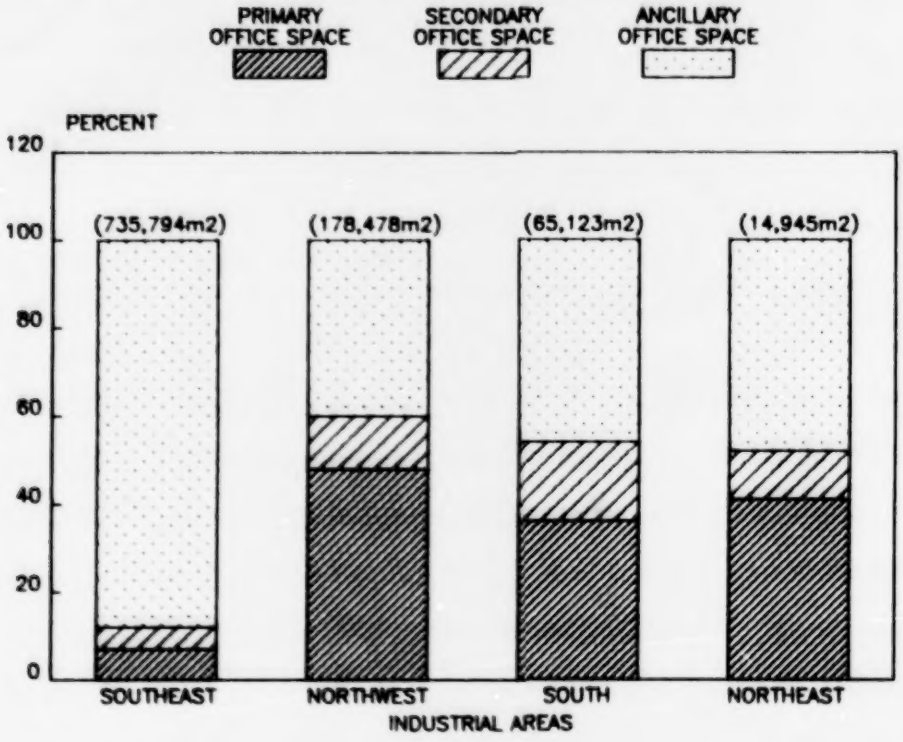
The Southeast Industrial Area accounts for 50% of occupied secondary space, while the Northwest Industrial Area accounts for 32%, the South Industrial Area for 17% and the Northeast Area accounts for 2%.

86% of occupied ancillary office space is located in the Southeast Industrial Area, 10% in the Northwest Industrial Area and 4% in the South Industrial Area.

Figure 6 illustrates the distribution of office space and users by industrial area. Although the Southeast Industrial Area has the greatest amount of total occupied office space, it is primarily ancillary office space occupied by Manufacturers/wholesalers as would be expected of a typical industrial area. The Northwest Industrial Area on the other hand, which is second in terms of total amount of office space, has the highest percentage (48%) of primary office space. This primary office space is occupied by Business Services, F.I.R. and Retailing business groups, businesses which do not necessarily need to locate in industrial areas. The Northwest Industrial Area appears to be characterized by a high degree of non-industrial office activity. The South and Northeast Industrial Areas have a similar breakdown of primary, secondary and ancillary office space to that of the Northwest Industrial Area.

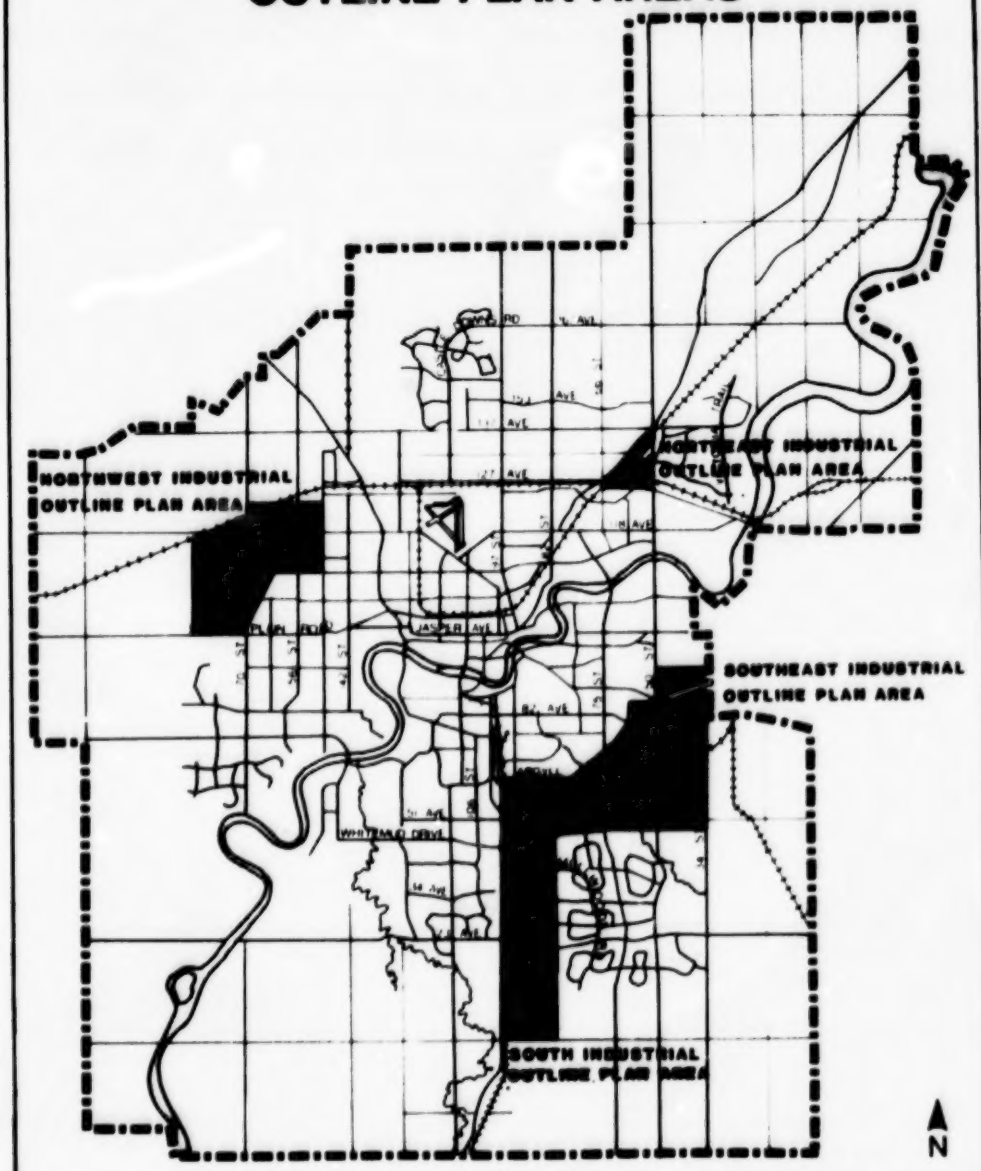
Figure 6

DISTRIBUTION OF OFFICE SPACE USERS IN INDUSTRIAL AREAS



ANCILLARY OFFICE SPACE USERS:	MFG/WHSE 91%	RETAIL 33%	MFG/WHSE 33%	RETAIL 44%
	RETAIL 4%	MFG/WHSE 30%	RETAIL 26%	T.S.C.U. 15%
	CONSTRUCT 2%	CONSTRUCT 12%	CONSTRUCT 14%	MFG/WHSE 12%
SECONDARY OFFICE SPACE USERS:	CONSTRUCT 36%	RETAIL 44%	CONSTRUCT 22%	CONSTRUCT 29%
	MFG/WHSE 22%	CONSTRUCT 31%	MFG/WHSE 20%	OTHER SERV 19%
	RETAIL 16%	BUS SERV 12%	T.S.C.U. 17%	RETAIL 17%
ANCILLARY OFFICE SPACE USERS:	BUS SERV 40%	BUS SERV 49%	BUS SERV 47%	MFG/WHSE 31%
	CONSTRUCT 18%	F.I.R. 15%	CONSTRUCT 20%	F.I.R. 19%
	F.I.R. 10%	RETAIL 12%	RETAIL 11%	BUS SERV 13%

MAP 3 LOCATION OF INDUSTRIAL OUTLINE PLAN AREAS



SOURCE: Edmonton General Municipal Plan, Vol. 2

2.8 Districts

Office space data has been aggregated to the District level in order to provide the data in a form readily usable by the District Planning Teams. It is recognized that comparison between districts is not meaningful in analyzing the distribution and characteristics of office activity. Therefore only a limited amount of observations are presented below. It should be noted that the boundaries have in some cases been approximated.

Table 6

POPULATION AND PRIMARY OFFICE SPACE OCCUPIED, BY DISTRICT

	PRIMARY OFFICE SPACE		POPULATION	
DISTRICTS	m^2[1]	%	No.[2]	%
Central	906,537	65%	72,000	13%
Northeast	33,640	2%	107,000	20%
Northwest	61,980	4%	91,000	17%
West	145,436	11%	75,000	15%
Southwest	101,919	7%	96,000	19%
Southeast	146,408	11%	110,000	21%

Source: [1] Office Inventory, General Research Section, Planning Department, June 1st, 1983

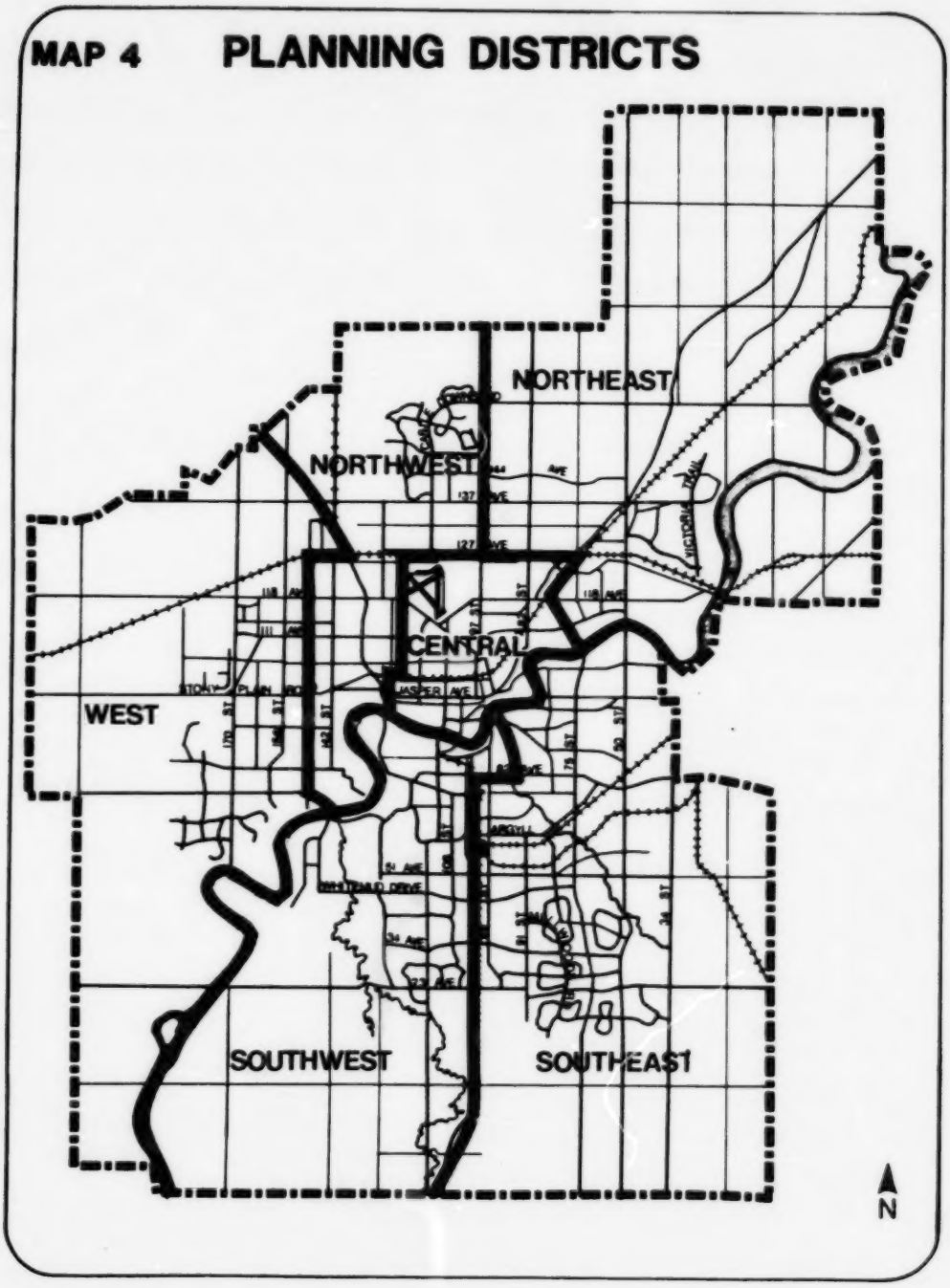
[2] Edmonton Demographic Profile 1982, General Research Section, Planning Department, 1983

The Central District as expected has the greatest percentage (65%) of occupied primary office space, followed by the Southeast and West Districts with 11% each. The Northeast

Districts have the least amount of occupied primary office space. As is illustrated in the above table there is little or no relationship between the percentage share of occupied primary office space per district and the percentage share of population per district. Neither a comparison of percentage share of primary office space per district nor the age of each district explains the variations. The percentage share of primary office space per district rather is the result of the interplay of many factors including land costs, transportation routes, districting, distribution trends as well as other characteristics of each district.

See Appendix 11 for a more detailed breakdown of occupied space by user per district.

MAP 4 PLANNING DISTRICTS



CHAPTER 3 CONCLUSIONS

This chapter summarizes the key findings on information presented in the preceding chapters. Among the most important are:

1) 50% of primary office space is occupied outside the Downtown.

The 50% is an average of all occupied primary office space. There are however differences between private business and government in their choice of location. 59% of private businesses, which occupy primary office space, choose decentralized office locations. This is a trend which has been occurring over the past several years as has been documented in the General Municipal Plan. The three levels of government which occupy approximately 70% of their leased office space in Downtown, do not contribute to this trend.

2) Combined, the three levels of government are the major users of primary office space.

At a city-wide level, the three levels of government account for 30% of occupied primary office space. In the Downtown the governments account for 42% of the occupied primary office space. The Provincial Government is a major primary office space user second only to the Business Services business group.

3) The Downtown is still the most concentrated single location for primary office space use.

The Downtown accounts for 50% of occupied primary office space. The 23 commercial strips in total and the four industrial areas in total account for 23% and 12% of occupied primary office space respectively. However in terms of a single location, the Northwest Industrial Area is the second most concentrated area accounting for 6% of occupied primary office space.

4) Combined the four Industrial Outline Plan Areas account for 12% of all occupied primary office space and 48% of all occupied secondary office space.

Primary office space in these industrial areas is occupied by private businesses such as Business Services, Construction companies and the F.I.R. businesses. The secondary office space is occupied by Construction companies, Retailers and Manufacturers/wholesalers. Government is not a major user of office space in industrial areas.

5) With the exception of the two downtown shopping centres, shopping centres and their immediate vicinities do not account for any significant amount of office activity.

Only 2% of all occupied primary office space is located in the 20 shopping centres outside the Downtown. Limited office development exists in the immediate vicinity of existing shopping centres.

These findings have implications for major city policies affecting the location and

distribution of office space development. These objectives and policies are contained in the General Municipal Plan (Objectives 6.A.6.E and 6.F). It is therefore proposed that steps be taken to review the objectives and policies contained in the General Municipal Plan to reflect ongoing patterns of office space development.

APPENDIX I

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APPENDIX 2

BUSINESS GROUPS/CATEGORIES/EXAMPLES/CORRESPONDING EICS*

1. **F.I.R./**

   1. Financial/
      Credit Bureaus, Brokerage Firms, Mortgage Brokers, Banks, Credit Unions, Finance Companies, Investment Companies/ 204, 211, 260, 410, 502, 503, 504, 505, 506, 507, 508.

   2. Insurance/
      Adjusters, Insurance Carriers, Insurance Companies/ 201, 403

   3. Real Estate/
      Property Management, Real Estate Developers, Land Companies/ 276, 279, 302, 404

2. **Business Services/**

   1. Professional Business Services/
      Accountants, Architects, Consultants, Engineers, Geologists, Lawyers, etc./ 226, 301, 303, 304, 306, 308, 309, 311, 312, 318, 320, 321, 323, 402

   2. Non-Professional Business Services/
      Advertising, Data Processing, Delivery Service, Display, Inspection, Janitorial, Printers, Secretarial, Security, etc./ 202, 203, 205, 218, 220, 223, 224, 225, 244, 245, 246, 247, 248, 253, 275, 282, 284, 290, 291, 310, 406

3. **Health and Welfare**

   1. Professional Medical/
      Dentists, Physicians, Surgeons, Podiatrists, Veterinary Services/ 307, 314, 316, 324

   2. Non-Professional Medical/
      Dieticians, Registered Nurses, Chiropractors, Optometrists, Physiotherapists, Psychologists, 221, 222, 264, 265, 267, 305, 313, 315, 317

   3. Education-Social Services/
      219, 243, 250, 289, 319

4. **Agriculture/**
   Greenhouses, Market Gardening, Grain Cleaning, Hatchery, Stockyards/111, 114, 115, 237, 240, 293

5. **Natural Resource Extraction/**
   Mining Services, Oilfield Services, Oil Companies/258, 266, 407

6. **Transportation, Storage, Communications, Utilities/**
   Bus Companies, Car and Truck Rental, Moving Service, Packing Services, Broadcasting, Recording Studio, Storage, Taxi, Towing Companies, Truck Transport, Pipelines, Railway and Air Transportation Companies/212, 213, 214, 236, 238, 263, 268, 269, 278, 280, 294, 296, 297, 299, 408, 409, 501

7. **Construction/**
Landscape Gardener, Contractor/113, 216

8. **Manufacturing-Wholesaling/**
Manufacturers, Exporters, Salvage Dealers, Sand and Gravel Dealers, Livestock Dealers, Wholesalers/209, 217, 230, 232, 235, 254, 255, 257, 277, 283, 210, 233, 287, 288, 401, 405, 411

9. **Retail/**
Auto Dealers, Bakeries, Drugstores, Grocery Stores, Pawn Brokers, Retail Merchants/101, 116, 206, 207, 208, 227, 239, 259, 270, 286, 292

10. **Other Services/**

1. Specialty Services/
Blacksmiths, Engravers, Exterminators, Gunsmith, Tannery, Taxidermist, Upholsterer, Locksmith, Photo Developing, etc./103, 105, 108, 109, 110, 112, 118, 120, 121, 123, 249, 252, 271, 272, 273, 274, 601

2. Personal Services/
Barber or Beauty Salon, Carpet Cleaning, Dog Grooming, Dressmaker, Shoe Repair, Dry Cleaner, Domestic Service, Funeral Parlor, Health Studio, Massage Parlor, Travel Agency, etc./102, 104, 106, 107, 117, 119, 228, 229, 231, 234, 241, 251, 256, 295, 298

3. Accommodation/
Tourist Camps, Hotels, Motels/122, 242, 261

4. Food Services/
Caterer, Restaurants/215, 285

5. Recreation-Entertainment/
Sports Equipment Rentals, Sports Facilities, Motion Picture Theatres, Bowling Alleys, Golf Clubs, Theatrical Services and Companies, Dance Halls, Arcades, etc./262, 281, 322

*EICs = Business Assessment Economic Industrial Codes

APPENDIX 3

LOCATIONAL AND HIERARCHICAL LEVELS OF AGGREGATION DEFINED

City-Wide: Entire City Including Annexed Areas

Downtown: Area Redevelopment Plan Boundaries

Non-Downtown: Entire City except Downtown

Six Planning Districts: Approximated by Business Assessment Work Area

Central 200, 205, 300, 305, 310, 400, 405, 410, 500, 600
225, 230, 235, 605, 610

Northeast 505, 510, 515, 920
615, 620, 625, 630

Northwest 225, 260, 265
210, 215, 220, 240, 245

West 100, 105, 115, 120, 125, 130, 135, 250, 270, 116
110, 140

Southwest 700, 705, 710, 715
720, 725

Southeast 835, 840, 845, 850, 855
800, 805, 810, 815, 820, 825, 830, 900, 905, 910, 915, 925

Twenty-Two Shopping Centres:

1. Edmonton Centre
2. McCauley Plaza
3. Kingsway Garden Mall
4. Abbottsfield Shoppers Mall
5. Northwood Mall
6. North Town Mall
7. Dickensfield Mall
8. Londonderry Mall
9. Castle Downs Town Square
10. Westmount Shopping Centre
11. Meadowlark Park Shopping Centre
12. Centennial Village Mall
13. West Edmonton Mall
14. Hub Mall
15. Heritage Mall
16. Southgate Shopping Centre
17. Pleasantview Shopping Centre
18. Petrolia Mall Shopping Centre
19. Millbourne Shopping Centre
20. Bonnie Doon Shopping Centre
21. Parkway Village Shopping Centre
22. Capilano Mall

Twenty-Three Commercial Strips: Includes only businesses fronting onto strips

1. Jasper Ave. (A): 97 Street - 109 Street
2. Jasper Ave. (B): 110 Street - 124 Street
3. 101 Street: 105 Avenue - 111 Avenue
4. 97 Street (A): 105 Avenue - 111 Avenue
5. Norwood Blvd: 90 Street - 102 Street
6. 118 Avenue (A): 79 Street - 97 Street
7. 107 Avenue: 101Street - 116 Street
8. 118 Avenue (B): 34 Street - 50 Street
9. 118 Avenue (C): 64 Street - 80 Street
10. 97 Street (B): 127 Avenue - 137 Avenue
11. 82 Street: 127 Avenue - 137 Avenue
12. Fort Road: 126 Avenue - 128 Avenue
13. Stony Plain Road (A): at 142 Street
14. 118 Avenue (D): 121 Street - 127 Street
15. 124 Street: 101 Avenue - 118 Avenue
16. Stony Plain Road (B): 149 Street - 170 Street
17. 111 Avenue: 149 Street - 156 Street
18. 109 Street (A): 82 Avenue - 89 Avenue
19. 109 Street (B): 69 Avenue - 72 Avenue
20. 112 Street: 82 Avenue - 87 Avenue
21. Whyte Avenue (A): 99 Street - 109 Street
22. Whyte Avenue (B): 81 Street - 83 Street
23. 101 Avenue: 71 Street - 79 Street

Five Highway Commercial Areas:

1. Fort Road: 129 Avenue - 153 Avenue
2. Highway 16 West: 170 Street - R.D.A.
3. Calgary Trail: 23 Avenue - 51 Avenue
4. Yellowhead Trail (West): 170 Street - 215 Street
5. Yellowhead Trail (East): north side, 17 Street - 33 Street

Four Industrial Areas

1. Northeast Industrial Outline Plan Area
2. Northwest Industrial Outline Plan Area
3. South Industrial Outline Plan Area
4. Southeast Industrial Outline Plan Area

APPENDIX 4

CITY-WIDE STATISTICAL SUMMARY OF OFFICE USERS BY USER TYPE AND OFFICE TYPE

OFFICE USERS	PRIMARY m^2	PRIMARY %	SECONDARY m^2	SECONDARY %	ANCILLARY m^2	ANCILLARY %
Government:						
Municipal	63,269	5%	N/A	N/A	N/A	N/A
Provincial	320,103	23%	N/A	N/A	N/A	N/A
Federal	35,015	3%	N/A	N/A	N/A	N/A
Business Groups:						
Business Services	350,310	25%	15,730	11%	28,250	3%
F.I.R.	236,640	17%	10,520	7%	810	N/A
Health & Welfare	87,610	6%	1,790	1%	860	N/A
T.S.C.U.	77,330	5%	11,680	8%	37,870	4%
Natural Resources	51,352	4%	6,760	5%	16,410	2%
Mfg./Whlse	45,430	3%	19,930	13%	708,650	73%
Retail	43,358	3%	38,680	26%	111,070	11%
Construction	40,490	3%	36,690	25%	42,999	4%
Other Services	23,760	2%	4,690	3%	15,830	2%
Miscellaneous	20,980	1%	1,830	1%	3,320	1%
Agriculture	N/A	N/A	N/A	N/A	350	N/A
TOTAL	1,395,647	100%	148,290	100%	966,390	100%

NOTE: Does not include office space owned by Government

APPENDIX 5

SUMMARY DISTRIBUTION OF THREE LEVELS OF GOVERNMENT LEASED OFFICE FLOORSPACE (m^2)

Breakdown	Federal	Provincial	Municipal	Total
Total	35,015	320,103	63,269	418,387
Downtown	27,746	218,604	48,449	294,799
Non-Downtown	7,269	101,499	14,820	123,588
Districts:				
Central	31,100	258,802	57,035	346,937
Northeast	167	2,327	166	2,660
Northwest	93	5,559	356	6,008
West	782	9,392	2,172	12,364
Southwest	1,838	26,284	447	28,569
Southeast	1,035	17,739	3,094	21,868
Shopping Centres:				
Kingsway Garden	-	-	199	199
Commercial Strips:				
Jasper (A)	-	39,263	2,925	42,188
Jasper (B)	-	13,293	-	13,293
118 (A)	745	-	-	745
124 Street	311	2,185	-	2,496
Stoney (B)	737	1,810	-	2,547
112 Street	-	10,602	-	10,602
Whyte (A)	864	481	-	1,345
Highway Commercial Areas:				
Calgary Trail	167	8,734	-	8,901
Fort Road	-	2,268	-	2,268
Industrial Areas:				
South	-	467	-	467
Southeast	-	1,692	-	1,692
Northeast	166	60	-	226

NOTE: Office floorspace in some cases is accounted for more than once in the above Appendix. Office floorspace on Jasper Avenue (A), for example, is accounted for in the Total, in the Downtown, in the Central District, as well as under Commercial Strips.

APPENDIX 6

SUMMARY DISTRIBUTION OF THREE LEVELS OF GOVERNMENT OWNED OFFICE FLOORSPACE (m^2)

Breakdown	Federal	Provincial	Municipal	Total
Total	58,957	173,392	21,932	254,281
Downtown	31,619	134,155	21,932	187,706
Non-downtown	27,338	39,237	-	66,575
Districts:				
Central	41,107	160,323	21,932	223,362
Northeast	7,458	-	-	7,458
Northwest	-	8,857	-	8,857
West	-	1,237	-	1,237
Southwest	6,580	2,975	-	9,555
Southeast	3,812	-	-	3,812
Commercial Strips:				
Jasper (A)		-	7,712	7,712
97 Street (B)	7,441	-	-	7,441

Shopping Centres: No Government Owned Office Space in Shopping Centres.

Highway Commercial: No Government Owned Office Space in Highway Commercial Areas.

Industrial Areas: No Government Owned Office Space in Industrial Areas.

NOTE: Office floorspace in some cases is accounted for more than once in the above Appendix. Office floorspace on Jasper Avenue (A), for example, is accounted for in the Total, in the Downtown, in the Central District, as well as under Commercial Strips.

APPENDIX 7

PRIMARY OFFICE SPACE OCCUPIED ON COMMERCIAL STRIPS*

Commercial Strips		No. of Offices	Occupied Sq. Meters	Within District
Jasper Avenue	(97 St. - 109 St.)	421	177,415	Central
Jasper Avenue	(109 St. - 124 St.)	100	27,417	Central
124 Street	(101 Ave. - 118 Ave.)	178	27,041	Central & NW
112 Street	(82 Ave. - 87 Ave.)	43	16,700	Southwest
107 Avenue	(101 St. - 116 St.)	47	13,392	Central
Whyte Avenue	(99 St. - 109 St.)	78	12,210	SE & SW
Stony Plain Road	(149 St. - 170 St.)	48	8,065	West
118 Avenue	(79 St. - 97 St.)	50	6,372	Central
Norwood Blvd.	(90 St. - 102 St.)	44	4,798	Central
118 Avenue	(34 St. - 50 St.)	20	3,865	Northeast
101 Street	(105 Ave. - 111 Ave.)	22	3,503	Central
97 Street	(127 Ave. - 137 Ave.)	27	3,258	Northeast
82 Street	(127 Ave. - 137 Ave.)	10	2,863	Northeast
Stony Plain Road	(at 142 Ave.)	27	2,800	Northwest
111 Avenue	(149 St. - 156 St.)	11	1,961	West
109 Street	(69 Ave. - 72 Ave.)	11	1,881	Southwest
109 Street	(82 Ave. - 89 Ave.)	16	1,668	Southwest
Fort Road	(126 Ave. - 128 Ave.)	9	1,336	Northeast
118 Avenue	(121 St. - 127 St.)	14	1,310	Northwest
97 Street	(105 Ave. - 111 Ave.)	18	1,198	Central
101 Avenue	(71 St. - 79 St.)	9	941	Southeast
118 Avenue	(64 St. - 80 St.)	7	690	Central & NE
Whyte Avenue	(81 St. - 83 St.)	1	79	Southeast
		1,211	320,773	

USERS: Government 23%, F.I.R. 24%, Business Services 21%, Health and Welfare 9%, T.S.C.U. 7%, Retailers 7%, Other Services 3%, Manufacturers/Wholesalers 2%, Miscellaneous 2%, Natural Resources 1%, Construction 1%.

*Includes only businesses fronting onto the Strips

Breakdown by Office Type and Users Per Strip available

APPENDIX 8

PRIMARY OFFICE SPACE OCCUPIED IN SHOPPING CENTRES

Shopping Centres	No. of Offices	Occupied Sq. Meters	Within District
*Edmonton Centre	58	36,729	Central
*McCauley Plaza	7	15,278	Central
Kingsway Garden Mall	26	4,452	Central
Millbourne Shopping Centre	25	2,657	Southeast
North Town Mall	21	2,301	North
Pleasantview Shopping Centre	21	2,155	Southwest
Bonnie Doon Shopping Centre	17	2,125	Southeast
Parkway Village Shopping Centre	12	2,043	Southwest
Capilano Mall	10	1,711	Southwest
Centennial Village Mall	14	1,670	West
Abbotsfield Shoppers Mall	11	1,502	Northeast
Castle Downs Town Square	12	1,591	Northwest
Heritage Mall	6	1,506	Southwest
Meadowlark Park	6	1,179	West
Northwood Mall	5	1,097	Northeast
West Edmonton Mall	4	986	West
Londonderry Mall	5	941	Northeast
Southgate Shopping Centre	4	905	Southwest
Dickensfield Mall	4	556	Northeast
Westmount Shopping Centre	5	549	Northwest
Petrolia Mall Shopping Centre	1	360	Southwest
Hub Shopping Mall	1	116	Southwest
	275	82,409	

*Downtown Shopping Centre Users: Natural Resources 32%, F.I.R. 30%, Business Services 25%

Non-downtown Shopping Centre Users: F.I.R. 46%, Health and Welfare 22%, Business Services 21%

Breakdown by Office Type and User Per Shopping Centre available

APPENDIX 9

PRIMARY OFFICE SPACE OCCUPIED IN HIGHWAY COMMERCIAL AREAS

Highway Commercial Areas		No. of Offices	Occupied Sq. Meters	Within District
Calgary Tr.	(51 Ave. - 31 Ave.)	15	10,861	Southwest
Highway 16 W.	(170 St. - RDA)	15	7,073	West
Fort Road	(129 Ave. - 153 Ave.)	3	2,383	Northeast
Yellowhead Tr. W.	(170 St. - 215 St.)			
Yellowhead Tr. E.	(N. Side, 17 St. - 33 St.)		No Primary Office Space	
			20,317	

Breakdown By Office Type and Users By Highway Commercial Area available

APPENDIX 10

PRIMARY OFFICE SPACE OCCUPIED IN INDUSTRIAL AREAS

Industrial Areas	No. of Offices	Occupied Sq. Meters	Within District
Northwest Industrial Area	355	83,958	West
Southeast Industrial Area	250	51,845	Southeast
South Industrial Area	97	23,704	Southeast
Northeast Industrial Area	49	7,217	Northeast
	751	166,724	

USERS: Business Services 44%, Construction 14%, F.I.R. 13%, Retail 10%.

SECONDARY OFFICE SPACE OCCUPIED IN INDUSTRIAL AREAS

Industrial Areas	No. of Offices	Occupied Sq. Meters	Within District
Northwest Industrial Area	103	22,372	West
Southeast Industrial Area	121	34,987	Southeast
South Industrial Area	45	11,709	Southeast
Northeast Industrial Area	10	1,572	Northeast
	279	70,640	

USERS: Construction 32%, Retail 22%, Manufacturers/Wholesalers 17%, Business Services 10%.

ANCILLARY OFFICE SPACE OCCUPIED IN INDUSTRIAL AREAS

Industrial Areas	No. of Offices	Occupied Sq. Meters	Within District
Northwest Industrial Area	395	72,148	West
Southeast Industrial Area	780	648,962	Southeast
South Industrial Area	245	29,710	Southeast

APPENDIX II

DISTRIBUTION OF PRIMARY OFFICE SPACE BY DISTRICT

Private Office Space Users	Central	North East	North West	West	South West	South East	Total
Government	346,937	2,660	6,008	12,346	28,569	21,868	418,387
F.I.R.	149,280	11,810	13,660	21,220	18,010	22,760	236,640
Business Services	185,510	5,670	22,930	63,860	28,070	44,270	350,310
Health & Welfare	40,100	7,840	7,100	8,170	13,270	11,120	87,610
Natural Resources	46,070	-	60	1,410	750	3,070	51,350
T.S.C.U.	63,970	470	700	4,840	2,710	4,640	77,330
Construction	5,660	1,790	2,850	12,850	660	16,680	40,490
Manufacturers, Wholesalers	26,120	420	2,860	4,060	3,930	8,050	45,430
Retail	17,380	1,340	2,330	10,960	2,270	9,070	43,360
Other Services	12,920	1,350	1,580	3,330	2,020	2,570	23,760
Miscellaneous	12,590	290	1,620	2,490	1,660	2,310	20,980
TOTAL:	906,537	33,640	61,698	145,366	101,919	146,400	1,395,647
Population	13%	20%	17%	15%	19%	21%	100%

NOTE: Due to the rounding off of numbers by the computer, there are minor insignificant discrepancies in some sub-totals.

APPENDIX 12

OFFICE SPACE WHICH MAY BE VACATED BY VARIOUS LEVELS OF GOVERNMENT, 1984 - 1988 (Based on Current Proposals)

Municipal Government:	42,000m^2
Provincial Government:	66,500m^2
	108,500m^2

City Civic Building to open in 1987 is proposed to have 42,000m^2.

Provincial Building to open in 1984 is proposed to have 36,500m^2. If the Federal Government completes their building in 1987 the Province will have 22,500m^2 of additional owned office space and will be available to vacate 30,000m^2 of leased office space.

SOURCES:

City of Edmonton:

Assessment Department
Computer Systems Development and Services Department
Corporate Policy Planning Office
Edmonton Economic Development Authority
Edmonton Telephones
Planning Department
Real Estate and Housing Department

Province of Alberta:

Accommodations Services Division
Alberta Government Telephones

Public Works Canada:

Program Planning and Coordination

Corporate Policy Planning Office, "The City of Edmonton Statistical Review, Edmonton Area Environment 1976 - 1981", December 1982

Economics Research Associates, "Development Potentials for Project 80, Edmonton Alberta, Market Support Analysis", April 1981

Gall, H. K. Gunther, "Central Toronto Offices: Observations on Location Patterns and Leakages", October 1975

Graeme Young and Associates/Real Estate, "Office Survey of the City of Edmonton's Central Business District", March 31 1983

Greater Vancouver Regional District Planning Department, "Suburban Office Development in Greater Vancouver", September 1982

Macauley, Nicolls, Maitland and Co. Ltd., "Edmonton Downtown Office Survey", December 1982

Macauley, Nicolls, Maitland and Co. Ltd., "Edmonton Periphural Office Space Survey", June 1982

Planning Department, "General Municipal Plan", 1980

Urban Life Consultants Ltd., "Location of Office Employment in Calgary", February 1979

Woods Gordon/Management Consultants, "Edmonton Urban Growth Strategy", December 1981.